

**Z-5-2008**  
**West Valley City**  
**3327 West 3500 South**  
**R-1-8 to C-2**  
**0.12 acres**

Steve Pastorik presented the application.

West Valley City staff is requesting a zone change for a 0.12 acre parcel at 3327 West 3500 South from R-1-8 (single family residential, minimum lot size 8,000 square feet) to C-2 (general commercial). Surrounding zones include C-2 to the north and east and R-1-8 to the west and south. Surrounding land uses include commercial uses to the north and east and single family homes to the west and south. The subject property is designated as general commercial or medium density residential (6 to 10 units/acre) in the West Valley City General Plan.

UDOT recently purchased the subject property due to the impacts of the widening of 3500 South planned to begin later this year. The existing home on the property will be demolished. In staff's opinion, the remaining property, which would be about 46' wide, is not practical or desirable for a single family home lot given the required setbacks for a corner lot and the proximity to the future 8 lane road. After meeting the required side setbacks (assuming a house facing west), only about 16' of width would be left to build a home on.

The owner of the commercial property to the east is interested in purchasing the subject property from UDOT to develop additional parking to help offset UDOT impacts to existing parking. A copy of the concept plan is attached. If this rezone application is approved, the owner of the property east of the subject property will need to submit a conditional use amendment application to obtain approval for the amended parking design.

According to State law, UDOT is not allowed to apply for a zone change on property they acquired. Hence, to facilitate the reuse of the unused UDOT property, City staff initiated this application.

UDOT has also acquired the parcel directly west of the subject property. The address of this parcel is 3508 South 3340 West. The owner of the business west of this property is also interested in utilizing the excess UDOT property for parking. The City will likely initiate another rezone application for the property at 3508 South 3340 West.

**Applicant:**  
West Valley City

**Neutral:**  
Frankee Swanson  
3515 S. 3340 W.

**Discussion:** Steve Pastorik presented the application. Frankee Swanson, a neighbor, stated that she is not against this application but wants to ensure that

there will be no access issues that affect her or her neighborhood. Steve Pastorik explained that this has not been addressed but the land owner has proposed a one way exit from the west side of the property. Ms. Swanson added that UDOT has told her they will put a sound barrier at her property. Chairman Woodruff stated that a wall is not shown on the south side of the new building on the site plan. Steve Pastorik replied that a conditional use amendment will need to be filed to facilitate these changes and the wall will be discussed at this time. Commissioner Matheson stated that it doesn't make sense to have this portion remain residential.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Matheson moved for approval

Commissioner Davis seconded the motion.

**Roll call vote:**

Commissioner Clayton	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Matheson	Yes
Chairman Woodruff	Yes

**Unanimous – Z-5-2008– Approved**